



ZONING ADMINISTRATOR NOTICE OF DECISION

Date: March 1, 2021
Applicant: Lennar Homes of California, Inc.
Case No.: DR20-0013 – Whitmore at Cota Vera
Address: La Media Parkway & Avenida Caprise
Project Manager: Janice Kluth

Notice is hereby given that on March 1, 2021, the Zoning Administrator considered Design Review (DR) application DR20-0013, filed by Lennar Homes (“Applicant”). The Applicant requests approval of 106 single-family condominium homes and associated parking and open space on a 11.08-acre vacant site (“Parcel Q”) in Otay Ranch Village 8 West (“Cota Vera”). Parcel Q is located at the southwest corner of the intersection of La Media Parkway and Avenida Caprise (“Project Site”). The Property is owned by HomeFed Village 8, LLC and Otay Land Company, LLC (“Property Owner”). Zoning for the Project Site is Neighborhood General (NG) per the Village 8 West Sectional Planning Area (SPA) Plan, and the General Plan designation is Residential Medium (M) with an allowed density of 6-11 units per acre. The Project’s 2-story homes in 3 unique floor plan configurations are more specifically described as follows:

- **Three floor plans range from 1,947-2,143 square feet of living space, with 4 bedrooms, 3 full baths, upstairs laundry, attached 2-car garages, and private rear yards. Plans 2 and 3 also offer a Loft feature.**

The Neighborhood General (NG) zone is characterized by 2-story attached and detached cluster neighborhoods that are compatible with single family neighborhoods. There is a focus on private yards and a distinct separation of private open space from the public street.

The Project’s homes are designed in the “Innovative” building configuration in small-village clusters of six homes around a central lane/drive aisle. Unique building configurations can positively contribute to diverse and interesting street scenes and can promote sociability. The cluster design allows for garages to be de-emphasized and for a front door presence along the internal streets. The pedestrian-friendly aesthetic and scale contributes to the village character and pedestrian-oriented principles of the Village 8 West SPA.

Inspired by the Contemporary European architecture theme for Cota Vera, the Whitmore elevations are a modern interpretation of the Cotswold architecture style, with simple details and building massing. The Project adheres to the “Simple House” concept in the SPA, which calls for a minimalist design for the basic structure of the homes and for authenticity of style in materials, detail and execution, while using construction resources efficiently. The Project offers two variations on the Cotswold style - Farmhouse and Cottage.

The elevations show clean architectural details and building massing as seen in the traditional Cotswold style. The unadorned building forms and roof lines combine a light neutral main body color palette accented by rich color tones in material transitions on entry doors, gutters and downspouts. Asphalt shingle roofs in dark brown or charcoal provide contrast. Similar body colors shared within each cluster of homes unify each small village grouping.

The entrance to the Project is on Avenida Caprise, south of La Media Parkway. A private loop drive joins 6-unit clusters of single-family condominium homes. Each cluster is centered around a common lane with enhanced pavers and landscaped edges, creating a small-village sense of community for the surrounding homes.

Outdoor amenities for residents include passive and active areas. Three pocket parks and a linear park offer outdoor areas with seating, LED lighting, and shade trees for gathering. Open Space D is a pocket park with pedestrian access to the adjacent Regional Trail and includes overlook seating, boulders, specimen and shade trees and an open decomposed granite (DG) area. Two paseos anchored by trees offer pedestrian access into the site from the Regional trail and enhance the curb appeal of the Project from the Neighborhood Park (future) across the street. The adjacent Regional Trail along Avenida Caprise connects the Community Park and Town Center to the north to a second Community Park and the Otay Valley Regional Park to the south.

Parking for the residents will be provided in attached garages and surface parking spaces. Accessible parking and an accessible route are provided, as well.

The following Project Data Table shows the development regulations along with the Applicant's proposal to meet the requirements:

Assessor's Parcel Number:	644-070-24-00
Current Transect/Zoning:	Neighborhood General (T-2: NG)
General Plan Designation:	Residential Medium (M)
Lot Area:	11.08 acres
Density:	9.5 dwelling units per acre
OPEN SPACE REQUIRED: <u>Private:</u> Minimum Per Unit (106) @ 350 = 37,100 SF <u>Common Usable (CUOS)*:</u> Per Unit (106) @ 400 = 42,400 SF	OPEN SPACE PROVIDED: <u>Private:</u> Varies by floor plan: 376 – 2,852 SF Subtotal = 66,503 Square Feet <u>Common Usable (CUOS):</u> Pocket Park (A) – 2,554 Linear Park (B) – 4,602 Pocket Park (C) – 3,412 Pocket Park (D) – 1,577 Passive Open Space – 1,493 Subtotal = 13,638 Square Feet

Total = 79,500 Square Feet <i>*May be provided as either common or private usable open space</i>	Total = 80,141 Square Feet
PARKING REQUIRED: 4 Bedrooms (106) @ 2.25 p/u = 239 spaces Total Residential = 239 spaces	PARKING PROVIDED: Garages = 212 spaces Standard Surface = 19 spaces Compact Surface = 2 spaces Parallel Surface = 5 spaces Handicap Surface = 3 spaces Total Residential = 241 spaces

The Director of Development Services has reviewed the proposed activity for compliance with the California Environmental Quality Act (CEQA) and has determined that the development was adequately covered in previously certified Final Environmental Impact Report (FEIR 10-03) (SCH #2010062093) for the Otay Ranch Sectional Planning Area (SPA) Plan - Village 8 West. Thus, no further environmental review or documentation is required.

The Zoning Administrator, under the provisions of Section 19.14.582.C of the CVMC, has approved the Project subject to the following findings and conditions:

1. That the proposed development will be consistent with the Village 8 West SPA Plan and the Landscape Master Plan.

The Project is consistent with the Otay Ranch Village 8 West SPA Plan and the Landscape Master Plan, in accordance with Section 9.3.2(A) of the SPA. Two-story detached homes frame the street edge along Avenida Caprise. Paseos and a pocket park provide pedestrian access into the Project, while partial view fencing along the perimeter provides separation between private yards and the adjacent public street and trail. The cluster design of the homes promotes sociability and a small-village character. The planting design is characterized by low water-use, low-maintenance plantings in compliance with the SPA. Select plant species are a combination of native and California adaptive species to fit the agrarian theme within the village. Screening and buffering plant species are incorporated at the perimeter to provide privacy from adjacent streets. Sturdy groundcovers and low-growing shrubs are used around the perimeter of residential units and parking areas. Parking areas are shaded by broad canopy evergreen trees. Site amenities selected are durable and low maintenance complementing the architectural style. Amenity spaces are multi-functional open spaces to allow for a variety of uses for each space and to maximize the outdoor living environment for the residents. Trees are used in amenity spaces to maximize shade.

2. The design features of the proposed development are consistent with, and are a cost-effective method of satisfying, the Otay Ranch Village 8 West SPA Plan and the Landscape Master Plan requirements.

The Project's design features are a cost-effective method of satisfying, the Otay Ranch Village 8 West SPA Plan and the Landscape Master Plan. The Project provides 106 housing units (Meeting the target set in the SPA's Site Utilization Plan) and associated amenities. By shifting the emphasis from complex floor and roof plan designs to material application and architectural detailing that reinforce the architectural style of each home, the public streetscene will be enhanced and limited construction resources will be used efficiently. The landscape plan proposes trees, shrubs, lighting, seating and activity areas along La Media Parkway and Avenida Caprise, as well as throughout the site. Water efficient plants and a water-efficient irrigation system will be established to reduce the overall maintenance cost of the Project. The Neighborhood General zone has a focus on private front yards and a distinct separation of private open space from the public street: Slopes along La Media Parkway and partial view fencing along Avenida Caprise create a separation from the public realm. The primary intent of this zone is to provide neighborhoods compatible with the low-density residential areas south and west of the Project and the higher density residential, Community Purpose Facility and Neighborhood Park uses nearby.

I. The following shall be accomplished to the satisfaction of the Director of Development Services, prior to issuance of building permits, unless otherwise specified:

Development Services Department:

- 1.** Prior to approval by the City of Chula Vista for the use of the subject property in reliance on this approval, the Applicant/Representative and Property Owner shall execute this document by making a true copy of this letter of approval and signing both this original Notice of Decision and the copy on the lines provided below, said execution indicating that the Applicant/Representative and Property Owner have each read, understood and agreed to the conditions contained herein, and will implement same. Upon execution, the true copy with original signatures shall be returned to the Development Services Department. Failure to return the signed true copy of this document within 30 Days of the effective date herein shall indicate the Applicant/Representative and Property Owner's desire that the Project, and corresponding application for building/grading permits and/or business license, be held in abeyance without approval.

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2. Prior to, or in conjunction with the issuance of the first building permit, the Applicant shall pay all applicable fees, including any unpaid balances of application processing fees for deposit account DDA0710.
3. The colors and materials specified on the building plans shall be consistent with the color boards approved by the Zoning Administrator on March 1, 2021.
4. The Project shall conform to CVMC Section 9.20.055 regarding graffiti control. The Applicant shall remove all graffiti or cover the defaced area by paint which is similar in shade and color to the surface the graffiti resides on, whether that is real or personal property, or City right-of-way, within 48 hours. The Applicant shall place a note to this effect on the building permit plans.
5. All roof appurtenances, including but not limited to air conditioning units and mechanical equipment, shall be shielded and architecturally screened from view of on-site parking areas and adjacent public streets and/or public areas (Pg. 3-78 SPA Plan).
6. All ground mounted utility appurtenances such as transformers, AC condensers, etc., shall be located out of public view and adequately screened by a combination of concrete or masonry walls, berming, and/or landscaping to the satisfaction of the Director of Development Services.
7. The Applicant shall obtain approval of a sign permit for each sign by the Development Services Department. Signs shall comply with all applicable requirements of the Municipal Code.
8. A conditional use permit shall be obtained for the model homes complex prior to issuance of the first building permit.
9. The Applicant shall ensure that the Project operates in compliance with the Performance Standards, CVMC Chapter 19.66 and Performance Standards and Noise Control, Chapter 19.68.

Land Development Division:

- 10.** The Applicant shall comply with all requirements and guidelines of the City of Chula Vista Municipal Code; the Chula Vista Subdivision Manual; City of Chula Vista Design and Construction Standards; the Development Storm Water Manual for Development & Redevelopment Projects, The Chula Vista BMP Design Manual; the City of Chula Vista Grading Ordinance No. 1797; and the State of California Subdivision Map Act.
- 11.** The Applicant shall comply with all applicable conditions of approval for Tentative Map No. CVT 19-03.
- 12.** The public infrastructure that will serve the project site shall be bonded per the Subdivision Manual, before issuance of the first building permit. This includes all streets and utilities fronting the project site. Furthermore, this public infrastructure shall be constructed and fully operational before the issuance of the first Certificate of Occupancy, all to the satisfaction of the Director of the Development Services Department.
- 13.** Prior to issuance of grading, construction, and building permits the Applicant shall document on applicable plans compliance with the requirements pertaining to Best Management Practices (BMPs). The Applicant shall develop and implement post construction Best Management Practices (BMPs) in accordance with the most recent regulations at the time of grading and building permit issuance.
- 14.** Before the issuance of the building permit, the Applicant shall pay the following Engineering Fees (fees are adjusted on October 1st of every year):
 - a. Sewer Capacity Fee
 - b. Traffic Signal Fee
 - c. Sewer Basin DIF
 - d. Other Engineering Fees and deposits in accordance with the City Subdivision Manual, and Master Fee Schedule will be required for the submittal of Grading Plans, Improvement Plans, and/or Private Site Development Plans.
- 15.** On-site drainage and sewer systems shall be private.
- 16.** The applicant shall obtain a Construction Permit for private utility connections to the public mains prior to building permit issuance. This may be accommodated by either processing a construction change to the Master Developer's Improvement Plans or by applying for a separate construction permit.
- 17.** The Applicant shall obtain a Construction Permit to construct the private driveways and associated signage and striping in the City's right-of-way, prior to issuance of any

Building Permit. This may be accommodated by processing a construction change to the Master Developer's Improvement Plans.

18. The Applicant shall provide the City with proof of Pad Certification prior to issuance of any building permit within the Project.
19. Separate permits for other public utilities (gas, electric, water, cable, telephone) shall be required, as necessary.
20. The Applicant shall agree to not protest formation or inclusion in a maintenance district or zone for the maintenance of landscape medians, scenic corridors along streets and public parks, within or adjacent to the subject subdivision.
21. Any offsite grading will require a written letter of permission from the adjacent owner, prior to grading plan approval.

Landscape Architecture Division:

22. Landscape Improvement Plans for Whitmore at Cota Vera shall be submitted and approved prior to first building permit issuance and fully installed no later than the first building permit final inspection. The Landscape Improvement Plans shall be in conformance with the City of Chula Vista Landscape Water Conservation Ordinance (LWCO), Chapter 20.12 of the Municipal Code and the Landscape Manual.
23. Prior to the approval of the Landscape Improvement plans, Applicant shall provide documentation which ensures private lot interior slopes as shown on the approved Design Review Landscape Plan as being Master HOA-maintained, will remain that way in perpetuity.

Fire Department:

24. The Applicant shall apply for required building permits and comply with applicable codes and requirements, including but not limited to the current California edition of Building Code (CBC), Fire Code (CFC), and Mechanical Code.

II. The following on-going conditions shall apply to the Project as long as it relies upon this approval.

25. The Applicant shall maintain the Project in accordance with the approved plans for DR20-0013, which include site plan and architectural elevations on file in the Development Planning Division, the conditions contained herein, and Title 19.

Notice of Decision – DR20-0013

March 1, 2021

Page 8

- 26.** Approval of this request shall not waive compliance with all sections of Title 19 of the Municipal Code, and all other applicable City Ordinances in effect at the time of building permit issuance.
- 27.** The Applicant/Representative and Property Owner shall and does hereby agree to indemnify, protect, defend and hold harmless City, its City Council members, officers, employees and representatives, from and against any and all liabilities, losses, damages, demands, claims and costs, including court costs and attorney's fees (collectively, liabilities) incurred by the City arising, directly or indirectly, from (a) City's approval and issuance of this Design Review approval, (b) City's approval or issuance of any other permit or action, whether discretionary or non-discretionary, in connection with the use contemplated herein, and Applicant/operator shall acknowledge their agreement to this provision by executing a copy of this Design Review approval where indicated below. The Applicant/Representative and Property Owner's compliance with this provision is an express condition of this permit and shall be binding on any, and all of Applicant/Operator's successors and assigns.
- 28.** This Design Review approval shall become void and ineffective if not utilized within thirty-six (36) months from the effective date thereof, in accordance with Section 19.14.600 of the Municipal Code, unless an extension application is submitted within 30-days of the expiration date of March 1, 2024.

APPROVED BY ZONING ADMINISTRATOR OF THE CITY OF CHULA VISTA,
CALIFORNIA, this 1st day of March 2021.



Scott D. Donaghe
Zoning Administrator